



Welcome to Wheaton Revitalization News!

Wheaton Revitalization News is an email distribution list that will provide frequent updates to the surrounding community on the Wheaton Revitalization project. The purpose of this distribution list is to provide you with project updates and construction activities. For additional information on the Wheaton Revitalization Project please visit <http://www.wheatonproject.com>

Look Ahead – Week of March 29 to April 4, 2020

Overall Project Status

The project is currently 95-percent complete. Material and labor shortages are beginning to mount due to COVID-19.

Special Note

We reported last week that the manufacture of systems furniture halted in New York due to a mandated work stoppage in the state. That work stoppage has been lifted. However, the furniture manufacturer for the metal cabinets that are within the systems furniture stations has now shut down. The manufacture was able to load and deliver their current completed inventory before they shut down that will provide metal cabinets through the 10th floor.

Clark Construction, the project contractor has provided notification that at present they have three (3) current material deliveries affecting the building:

- Aluminum Grilles at Main Lobby – these are grilles around the perimeter of the lobby. Manufactured in New York and shut down by NY State. These were to ship and installed by mid-April. (likely not a building occupancy issue).
- Wood supplied to the woodworker for fabrication of the podium under the stair in lobby and for a portion of the main lobby desk. Supplier voluntarily shut down due to the effects of COVID-19. (likely not a building occupancy issue).
- Lighting Controls – Lutron is the manufacturer and programmer of the lighting controls for the building. They are located in Pennsylvania that has issued a State mandate for non-essential work to be shut down. The panels were to arrive programmed for testing of lighting controls in mid-April. (Effect on building occupancy unknown at this time)

Clark Construction, the prime contractor, also provide notice that subcontractors are beginning to experience COVID related labor force issues:

- Direct Path – window blinds. Have quarantined all employees.
- Solar Energy Services, Inc. – solar array – labor shortage due to COVID-19.

- Perlectric, Inc. – electrical subcontractor – labor shortages of more than 10-percent.

A growing labor shortage could threaten timing of building occupancy.

COVID-19 Precautions

Clark Construction, (builder), Stonebridge Carras, (Developer), and the County’s project management team have been working to assure a safe and virus-free workplace. Thus far, the effort has proved successful, as NO cases of Covid-19 have been reported within the workforce or on the jobsite.

All jobsite personnel are closely following CDC Guidelines for social distancing, personal hygiene, and reporting. The CDC guidelines have been distributed to all subcontractors and are the subject of routine meetings. Handwashing stations have been brought to the site, situated near porta-potty’s, and in the elevator lobby for convenient and frequent hand washing. The contractor is cleaning surfaces such as tabletops, workstations, etc.

COVID-19 Impacts

As noted above, a mounting material and labor shortage is developing, the extent of which is unknown.

Roadway Work

Veirs Mill Road - Sanitary Sewer construction continues along the west side of northbound Veirs Mill Road is wrapping up. This work is expected to complete within the next week, weather permitting.

Reedie Drive - Work in Reedie Drive causing the one-way westbound configuration will continue through early April as new curbs and sidewalks are being constructed.

Grandview Avenue - Grandview Avenue remains very busy with construction related traffic. Patching and resurfacing of Grandview Avenue is scheduled for paving in early spring 2020. A Special Notice will be issued in advance of resurfacing.

Intersection of Grandview Ave and Reedie Drive – The final configuration of the intersection awaits the construction of a center island to be built in the upcoming weeks. In its final configuration, westbound traffic along Reedie Drive from Georgia Ave will be required to turn RIGHT onto Grandview Avenue. No left turns will be permitted towards Veirs Mill Road. (See Photo)

Triangle Lane – At present there is no construction along Triangle Lane. However, Triangle Lane is scheduled for resurfacing in early April 2020. A Special Notice will be issued as this night-work activity approaches. No closures of Triangle Lane will be permitted during normal business operation hours.

Office Building Status

Interior Construction

- Interior construction is active on all floors of the building.
- Interior construction is substantially complete through the 11th floor.
- Office framing is complete.
- Painting continues throughout the building.

- Cabinet construction (millwork) underway.
- Ceiling installation underway.
- All interior construction is scheduled to wrap-up during the week of April 27

Major Building Systems

- Major building systems such as the electrical system and boiler are up-and-running, The sprinkler system is flushed.
- HVAC have started.
- Boiler system successfully started.
- Solar system installation has started.
- Parking Guidance system nearly complete.
- Commissioning of all major building systems is underway and 80% complete.
- Commissioning is a term used for the fine-tuning of major building systems such as electrical, HVAC, piping, etc.
- Installation and programming of the fire alarm system is underway.
- Testing the fire alarm system is a key condition of Use and Occupancy (U&O).
- Installation and testing of the fire alarm system under the watchful eye of the County's Fire Marshall.

Building finishes

- Finishes such as painting and flooring are underway throughout the building (See Photo)

Elevators

- In all, eight (8) elevators will be active in the building.
- There are six (6) elevators in the main lobby and two (2) elevators to serve the four-story underground garage.
- The machinery and structural elements for the elevators is complete. Elevator cabs are installed.
- Overall, elevator installation is 90-percent complete.
- Two (2) main lobby elevators are now operational for construction purposes.

Furniture

- Systems furniture (workstations) is installed through the 10th floor.
- In all, 800-workstations will be installed to support the workforce.
- The manufacture of systems furniture has resumed in New York due to a state shutdown

Move-in

- Move-in of the new tenants is scheduled to start in mid-June 2020, and conclude in August 2020, depending upon the continued and growing impacts of COVID-19. Likewise, material and labor shortages are mounting.

The building tenants include:

- Maryland National Capital Park and Planning Commission (M-NCPPC)
- Montgomery County Department of Permitting Services (MCDPS)
- Montgomery County Department of Environmental Protection (MCDEP)

- Mid-County Regional Services Center - Wheaton Urban District
- Community Use of Public Facilities (CUPF)
- Montgomery County Health and Human Services (HHS)
- Montgomery County Department of Recreation (REC)
- Development of the move-in schedule is underway

Building IT System

- Installation of a Passive Optical Network (PON) is underway.

Security System

- Installation of the building Security System is underway

Town Square

- Construction of the Town Square is 85-percent complete.
- Construction of the new elevated concrete walkways from Georgia Ave to the Town Square and from the Town Square to the WMATA tower is complete.
- Installation of new door leading from the WMATA tower to the elevated walkway is complete.
- Installation of polished aluminum hand-rails underway.
- Installation of lights along the elevated ramps is underway.
- Construction of the Amphitheatre terracing continuing.
- Stage construction is underway.
- Planting of the bio-retention areas has started.



March 29, 2020

To access more Wheaton project photos, [click here](#).

Project Milestone Schedule

Activity	Completion Date
Demolition of RSC Bld.	Complete
Building tie-down anchors	Complete
Geothermal Piping	Complete
Foundation Construction	Complete
Building Reaches Street Level	Complete
Utility Installation	Complete
Town Square	Spring 2020
Building top-out	Complete
Building Close-in	Complete
Building Skin	Complete
Interior build-out	April 2020
Substantial Completion	May 30, 2020
Move-in (occupancy)	Summer 2020

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